025.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	976,600 / 976,600
					USE VALUE:	976,600 / 976,600
					ASSESSED:	976,600 / 976,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARDEN KENNETH J
Owner 2:	LITVIN MARGARET
Owner 3:	
Street 1:	8 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEGIACOMO JAMES R -
Owner 2:	-
Street 1:	99 HIGH ST 20TH FL
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02110

NARRATIVE DESCRIPTION

This parcel contains 3,073 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2705 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3073.000	566,800		409,800	976,600
Total Card	0.071	566,800		409,800	976,600
Total Parcel	0.071	566,800		409,800	976,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.10 | /Parcel: 361.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 16832
GIS Ref:
GIS Ref:
Insp Date: 08/25/17

!2068!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	566,900	0	3,073.	409,800	976,700	976,700	Year End Roll	12/18/2019
2019	104	FV	424,100	0	3,073.	435,400	859,500	859,500	Year End Roll	1/3/2019
2018	104	FV	424,100	0	3,073.	317,600	741,700	741,700	Year End Roll	12/20/2017
2017	104	FV	382,500	0	3,073.	276,600	659,100	659,100	Year End Roll	1/3/2017
2016	104	FV	382,500	0	3,073.	235,600	618,100	618,100	Year End	1/4/2016
2015	104	FV	341,500	0	3,073.	230,500	572,000	572,000	Year End Roll	12/11/2014
2014	104	FV	341,500	0	3,073.	189,500	531,000	531,000	Year End Roll	12/16/2013
2013	104	FV	355,100	0	3,073.	180,300	535,400	535,400		12/13/2012

PRINT

Date	Time
12/10/20	17:34:21

LAST REV

Date	Time
09/09/20	10:43:38

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2068

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEGIACOMO JAMES	51278-286		6/6/2008		545,000	No	No		
DE LORENZO FELI	48991-108		2/15/2007	Family	1	No	No		
DE LORENZO FELI	33257-28		7/16/2001	Convenience	1	No	No		
DE LORENZO FELI	24870-35		9/22/1994		1	No	No		F

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1412	Solar Pa	4,804					
8/22/2019	1281	Heat App	18,000	C				
6/19/2019	918	Add Att	266,650	O				
11/30/2013	1573	Manual	2,910	C				
11/30/2012	1572	Manual	2,618	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	Permit Visit	PT	Paul T
8/25/2017	Inspected	PH	Patrick H
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	MM	Mary M
1/23/2009	Meas/Inspect	294	PATRIOT
1/16/2009	Measured	372	PATRIOT
1/16/2009	Missed Appt.	372	PATRIOT
10/11/1999	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3073		Sq. Ft.	Site		0	80.	1.67	1									409,751						409,800	

Total AC/HA: 0.07055 | Total SF/SM: 3073 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 409,751 | Spl Credit | Total: 409,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08786488
Const Adj.:	0.97418028
Adj $ / SQ:	180.162
Other Features:	154000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696269
Depreciation:	129506
Depreciated Total:	566763

COMMENTS

APARTMENT IN THE ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

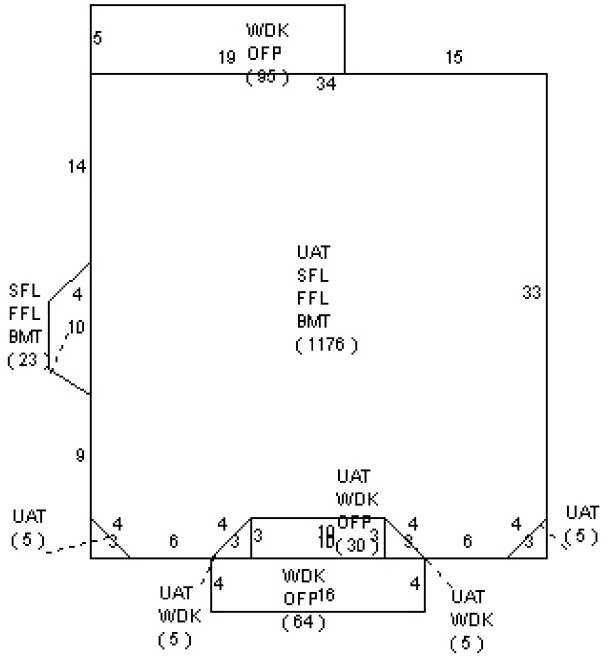
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.16
Special Features:	0	Val/Su Net:	132.06
Final Total:	566800	Val/Su SzAd	236.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,199	54.050	64,804
FFL	First Floor	1,199	180.160	216,014
SFL	Second Floor	1,199	180.160	216,014
UAT	Upper Attic	307	126.110	38,654
WDK	Deck	199	10.740	2,137
OFP	Open Porch	189	24.580	4,645

Net Sketched Area:	4,292			Total:	542,268
Size Ad	2398	Gross Are	5211	FinArea	2705

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2016	0.00	T	2.4	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc